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RETURN SERVICE REQUESTED

## NOTICE OF HEARING

Paul Baker  
Utah Div. of Oil, Gas, and Mining  
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Salt Lake City, UT 84114-5801

RECEIVED  
FEB 12 2009  
DIV. OF OIL, GAS & MINING

### INFORMATION TO APPLICANTS AND CITIZENS

1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearing will be opened for public comment. Community Councils will present their comments at the beginning of the hearing:

In order to be considerate of everyone attending the meeting, public comments are limited to two (2) minutes per person, per item. A spokesperson who has already been asked by a group to summarize their concerns will be allowed five (5) minutes to speak. Written comments are welcome and will be provided to the Planning Commission in advance of the meeting if they are submitted to the Planning Division prior to noon the day before the meeting. Written comments should be sent to:

**Salt Lake City Planning Division  
Attn: Planning Commission  
PO Box 145480  
Salt Lake City, UT 84114**

3. Speakers will be called by the Chair.
4. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
5. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
6. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
7. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
8. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.

Visit the Planning Division's website at [www.slcgov.com/ced/planning](http://www.slcgov.com/ced/planning) for copies of the Planning Commission agendas, staff reports, and minutes. Staff reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.

NOTE: Please turn all cellular phones off during the meeting. We comply with all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information regarding this agenda or ADA accommodations, please call the Planning Division Office at 535-7757. TDD 535-6220

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**AGENDA FOR THE SALT LAKE CITY PLANNING COMMISSION MEETING**  
**In Room 326 of the City & County Building at 451 South State Street**  
**Wednesday, February 25, 2009 at 5:45 p.m.**

1. **The field trip is scheduled to leave at 4:00 p.m.** Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m., in Room 126. **Work Session—2009 Text Amendment Project:** A discussion on the proposed standards for Text and Map amendments, and the proposed changes to the Noticing and Appeals regulations (Staff contact: Bill Peperone at 535-7214 or [bill.peperone@slcgov.com](mailto:bill.peperone@slcgov.com)). This portion of the meeting is open to the public for observation.

**Approval of Minutes from Wednesday, February 11, 2009**

**Report of the Chair and Vice Chair**

**Report of the Director**

**Public Hearing**

2. **PLNPCM2008-00742, Rescue Mission of Salt Lake Master Plan Amendment**—a request by the Rescue Mission of Salt Lake, represented by Steve Trost, for an amendment to the West Salt Lake Master Plan to facilitate the relocation of a homeless shelter and associated services to property located at approximately 2945 West 900 South. The proposed amendment would modify the text of the master plan so that it would support, "appropriately placed and buffered special use residential development within nonresidential areas". The West Salt Lake Master Plan does not currently support integrating residential and industrial types of land uses. The subject property is located in an M-1 Light Manufacturing zoning district. The property is located in City Council District Two, represented by Van Turner (Staff contact: Nick Norris at 535-6173 or [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com)).
3. **PLNSUB2008-00574 View of Valley (VoV at Sugar House) Planned Development**—a request by VoV, LLC, represented by Ronaldo Hunt, for a conditional use for redevelopment of existing Sugar House cottages located at approximately 1325-1339 East and 2100 South into a new single building, mixed use project (retail and residential). This property is located in City Council District Six, represented by J.T. Martin (Staff contact: Casey Stewart at 535-6260 or [casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com)).
4. **Avenue Heights Planned Development**—a request by Celtic Bank, for planned development approval of two principal structures on a single lot, and primary entrance on the side facade, located at approximately 678 North H Street. The project consists of removing the central section of a large single family home to create a duplex and single family home. The project is located in an SR-1A (Special Development Pattern Residential) zoning district. The property is located in City Council District Three, represented by Eric Jergensen (Staff contact: Ray Milliner at 535-7645 or [ray.milliner@slcgov.com](mailto:ray.milliner@slcgov.com)).
5. **Beck's Sanitation Conditional Use, PLNPCM2008-00778**— a request by Dan Magana, on behalf of Beck's Sanitation, located at approximately 578 South Iron Rose Place (3830 West) for a conditional use approval to locate a solid waste transfer station on the subject property. The property is located in an M-1 (Light Manufacturing) zoning district. The property is located in City Council District Two, represented by Van Turner (Staff contact: Nick Britton at 535-6107 or [nick.britton@slcgov.com](mailto:nick.britton@slcgov.com)).

**Discussion**

6. **Staker & Parson Companies / Salt Lake City Corporation Land Exchange and Rezoning**—a request of property exchange between Staker & Parson Companies and Salt Lake City Corporation, that involves approximately 99 acres of land east of Beck Street in the foothills of Salt Lake City. As part of the proposal, Salt Lake City would exchange approximately 27 acres of city-owned land zoned M-1 Light Manufacturing and OS Open Space for approximately 72 acres of land owned by Staker & Parson Companies, currently zoned OS Open Space and EI Extractive Industries. The purpose of the land exchange is for Salt Lake City to obtain ownership of, and preserve, open space land in accordance with the Beck Street Reclamation and Foothill Area Plan and to allow Staker & Parson Companies to expand their gravel mining operation. The proposal includes a zoning map amendment that would rezone the property acquired by Salt Lake City to Open Space and Natural Open Space and the property acquired by Staker & Parson Companies to Extractive Industries. The properties are located in City Council District Three represented by Eric Jergensen. The parcels included in the proposal are as follows: 08-13-300-009; 08-24-300-001 (portion of); 08-24-300-005 (portion of); 08-24-300-013-1001 (portion of); 08-24-300-011-1001; 08-25-200-001; and 08-25-200-008 (Staff Contact: Wayne Mills at 535-7282 or [wayne.mills@slcgov.com](mailto:wayne.mills@slcgov.com)).
7. **Rocky Mountain Power Northeast Substation at 144 South 1100 East**—a request by Rocky Mountain Power, for a conditional use planned development and preliminary subdivision approval to reconstruct and expand electric power capacity to the existing Northeast Substation. This is a discussion of the Issues Only hearing that took place on January 14, 2009; a decision will be made at a later date. The project is located in an RMF-30 Low Density Multi-family Residential zoning district. The property is located in City Council District Four, represented by Luke Garrott (Staff contact: Everett Joyce at 535-7930 or [everett.joyce@slcgov.com](mailto:everett.joyce@slcgov.com)).